



**AGENDA  
LAKE FOREST  
REDEVELOPMENT AGENCY**

**Regular Meeting of the Redevelopment Agency  
June 17, 2008**

**Lake Forest City Hall  
25550 Commercentre Drive  
City Council Chamber  
Lake Forest, California 92630**

**NOTICE:** Pursuant to Lake Forest Municipal Code Section 2.04.010, Regular Meetings of the Lake Forest Redevelopment Agency are held the First and Third Tuesday of each month at the hour of 6:00 p.m. for Closed Session matters, if required. The Public Session of the meeting shall commence at 7:00 p.m. or as soon thereafter as possible.

**AGENDA ON THE INTERNET:** The Agenda is available through the Internet at [www.ci.lake-forest.ca.us](http://www.ci.lake-forest.ca.us). You can access the document on the Friday before the meeting on Tuesday. A brief summary of the actions taken at the meeting will be posted on the Internet the Thursday following the meeting.

**AGENDA DOCUMENT REVIEW:** The full Agenda including all back up information is available at the following Lake Forest locations: City Hall, 25550 Commercentre Drive, El Toro Branch Public Library at 24672 Raymond Way and the Foothill Ranch Branch Public Library at 27002 Cabriole, on the Friday prior to the Tuesday meeting.

**AGENDA DESCRIPTION:** The Agenda descriptions are intended to give notice to members of the public of a general summary of items of business to be transacted or discussed. The listed Recommended Action represents staff's recommendation. The Redevelopment Agency may take any action, which it deems to be appropriate on the agenda item and is not limited in any way by the recommended action.

**CALL TO ORDER:**

**6:00 p.m.**

**ROLL CALL:** Agency Members:

Richard T. Dixon  
Kathryn McCullough  
Marcia Rudolph  
Peter Herzog  
Mark Tetterer

Vice Chair:

Chair:

Executive Director:

Legal Counsel:

Agency Secretary:

Robert C. Dunek  
Scott C. Smith  
Sherry A.F. Wentz

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**CLOSED SESSION****6:00 p.m.**

**CLOSED SESSION:** At this time the Redevelopment Agency may recess to Closed Session for conference with Legal Counsel to discuss the items listed below pursuant to Government Code requirements. Any items not concluded by 7:00 p.m. may be continued to the end of the Public Session.

No items are scheduled for Closed Session.

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**PUBLIC SESSION****7:00 p.m.**

**PUBLIC SESSION:** At this time the Redevelopment Agency will convene to consider public matters. Those wishing to address the Redevelopment Agency must submit a completed "Request to Speak" form to the Agency Secretary prior to Redevelopment Agency action.

**PRESENTATIONS:**

No items are scheduled for Presentations.

**PUBLIC COMMENTS:**

At this time members of the public may address the Redevelopment Agency regarding any items within the subject matter jurisdiction of the Redevelopment Agency. **NO** action may be taken on items not listed on the agenda unless authorized by law. Comments shall be limited to three minutes per person and an overall time limit of thirty minutes for the Public Comments portion of the agenda.

Any person wishing to address the Redevelopment Agency on any matter, whether or not it appears on this agenda, is requested to complete a "Request to Speak" form available at the door. The completed form is to be submitted to the Agency Secretary prior to an individual being heard by the Redevelopment Agency.

Whenever possible, lengthy testimony should be presented to the Redevelopment Agency in writing (8 copies) and only pertinent points presented orally. Additionally, a "Request to Register Written Comments" form is available at the back of the Chamber.

**CONSENT CALENDAR: (Item Nos. 1-6)**

All matters listed under the Consent Calendar are considered routine and will be enacted by one vote. There will be no separate discussion of these items unless Members of the Redevelopment Agency, the public, or staff request specific items be removed from the Consent Calendar for separate action.

1. [MOTION TO APPROVE THE READING BY TITLE OF ALL ORDINANCES AND RESOLUTIONS. SAID ORDINANCES AND RESOLUTIONS WHICH APPEAR ON THE PUBLIC AGENDA SHALL BE DETERMINED TO HAVE BEEN READ BY TITLE AND FURTHER READING WAIVED.](#)

**RECOMMENDED ACTION:** Waive reading of Ordinances and Resolutions.

2. [MINUTES OF THE REGULAR MEETING OF THE REDEVELOPMENT AGENCY HELD ON MAY 20, 2008, submitted by Agency Secretary.](#)

RECOMMENDED ACTION: Approve as submitted.

3. [LOAN FROM CITY TO REDEVELOPMENT AGENCY submitted by Director of Finance/Agency Treasurer.](#)

RECOMMENDED ACTION: Adopt a Resolution entitled A RESOLUTION OF THE LAKE FOREST REDEVELOPMENT AGENCY ACCEPTING A LOAN FROM THE CITY OF LAKE FOREST AND AUTHORIZING THE EXECUTION OF A PROMISSORY NOTE.

4. [APPROVAL TO DISTRIBUTE REQUEST FOR PROPOSALS \(RFP\) FOR POTENTIAL AFFORDABLE HOUSING submitted by Deputy Executive Director.](#)

RECOMMENDED ACTION: Approve release of Request for Proposals (RFP) to evaluate the feasibility and opportunity of partnering with nonprofit(s) to provide transitional housing.

5. [AGENCY CONFORMANCE REVIEW OF SULTAN'S MARKETPLACE AT 23611 EL TORO ROAD IN TWIN PEAKS PLAZA submitted by Deputy Executive Director.](#)

RECOMMENDED ACTION: Approve the Agency Conformance Evaluation Report and authorize the Executive Director/Deputy Executive Director to issue a Determination of Consistency with the Redevelopment Plan for Redevelopment Project R2008-0005 for a façade renovation of a freestanding building located at 23611 El Toro Road in Twin Peaks Plaza.

6. [REDEVELOPMENT AND ECONOMIC DEVELOPMENT UPDATE submitted by the Deputy Executive Director.](#)

RECOMMENDED ACTION: Receive and file.

## DISCUSSION/ACTION ITEMS:

The following matters are for Redevelopment Agency consideration/discussion/action. Members of the public may have the opportunity to address these items if they wish to do so. Please complete the "Request to Speak" form and give to the Agency Secretary.

7. [ADOPTION OF FISCAL YEAR 2008-09 OPERATING BUDGET AND PLANNING AND GENERAL ADMINISTRATIVE EXPENSES submitted by Director of Finance/Agency Treasurer.](#)

RECOMMENDED ACTION: Adopt the attached Resolution entitled A RESOLUTION OF THE LAKE FOREST REDEVELOPMENT AGENCY ADOPTING THE OPERATING BUDGET FOR FISCAL YEAR 2008-09 AND DETERMINING THAT PLANNING AND GENERAL ADMINISTRATIVE EXPENSES FOR FISCAL YEAR 2008-09 ARE NECESSARY FOR THE PRODUCTION IMPROVEMENT AND PRESERVATION OF LOW AND MODERATE INCOME HOUSEHOLDS.

8. [CARRYOVER POLICY submitted by Director of Finance Agency Treasurer.](#)

RECOMMENDED ACTION: Approve the Carryover Policy.

## EXECUTIVE DIRECTOR'S REPORT:

At this time, the Executive Director may comment on agenda and non-agenda items; and report on items of interest to the Redevelopment Agency and community.

## REDEVELOPMENT AGENCY COMMENTS:

At this time Agency Members may comment on issues relevant to the Redevelopment Agency agenda or non-agenda matters. No discussion may take place on any item not appearing on the posted agenda. Agency Members may ask a question for clarification, respond to statements made or questions posed by the public, make a brief announcement, or make a brief report on his or her own activities. In addition, the Agency may refer to staff or other resources for factual information, request staff to report back at a subsequent meeting or direct staff to place a matter of business on a future agenda. No action may be taken on non-agenda matters unless authorized by law (Government Code Section 54954.2).

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## **CLOSED SESSION:**

At this time the Redevelopment Agency may recess to Closed Session for conference with Legal Counsel to discuss the items listed below pursuant to Government Code requirements. This matter is continued from the 6:00 p.m. portion of this agenda.

**RECOMMENDED ACTION:** Conduct continued Closed Session.

## **ADJOURNMENT:**



In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, including auxiliary aids or services, you should contact the Office of the City Clerk at (949) 461-3420. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. The Redevelopment Agency agenda and agenda back-up materials can be obtained from the Office of the City Clerk on the Friday prior to the meeting. Agenda and agenda packets, if requested, will be make available in an appropriate alternative format to persons with a disability as required by the Americans With Disabilities Act. Copies of the agenda are provided at no cost and agenda back-up materials are available at the per page copy cost. If you wish to be added to the mailing list to receive a copy of the agenda, request must be provided to the City Clerk in writing. Agendas are also available for review on the City's website at [www.ci.lake-forest.ca.us](http://www.ci.lake-forest.ca.us).

The City of Lake Forest mailing address is 25550 Commercentre Drive, Lake Forest, California 92630.  
Phone: (949) 461-3400. FAX (949) 461-3511.

CERTIFICATION: I, Sherry A.F. Wentz, Agency Secretary of the City of Lake Forest, California, hereby certify that the foregoing agenda was posted for public review on Thursday, June 12, 2008, at 6:00 p.m.

Sherry A.F. Wentz, CMC  
Agency Secretary